

ABSOLUTE

AUCTION

Thursday, December 5th - 10 AM

LOCATION: : 6840 HWY 54, Philpot, KY.

From the intersection at Thruston Dermont Road and Hwy. 54 east of Owensboro, take Hwy 54 east 4.5 miles to the property on the south side of Hwy. 54. **WATCH FOR SIGNS**

Since we are pursuing other interests, we have authorized Kurtz Auction and Realty to sell the following **regardless of price**:

25.392+/- Acres of Mostly Tillable Land

Features include

- 25+/- acres of tillable land
- Primary soil types include Bonnie and Belknap silt loams
- 618.86' of Hwy 54 road frontage
- Partially in flood zone
- Newer survey

Terms: 10% down at the auction, remaining balance due on or before January 17th, 2025.

2024 Property taxes paid by the seller.



FOR MORE INFORMATION VISIT

WWW.KURTZAUCTION.COM OR CALL AMY WHISTLE, AUCTIONEER.

OWNER: Tinius Trust

800-264-1204

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